



DRAFT MINUTES

SUNNYVALE PLANNING COMMISSION

The Planning Commission met in regular session in the Council Chambers, City of Sunnyvale, 456 W. Olive Avenue, Sunnyvale, CA on **July 25, 2005** at 8:00 p.m. with Chair Hungerford presiding over the meeting.

ROLL CALL

Members Present: Chair Charles Hungerford; Vice Chair James Fussell; Commissioner Laura Babcock; Commissioner Larry Klein; Commissioner Chris Moylan; Commissioner David Simons; and Commissioner Brandon Sulser

Members Absent: none

Staff Present: Trudi Ryan, Planning Officer; Gerri Caruso, Principal Planner; Rebecca Moon, Assistant City Attorney; Ryan Kuchenig, Assistant Planner; and Deborah Gorman, Recording Secretary

SCHEDULED PRESENTATION

None

PUBLIC ANNOUNCEMENTS

None

CITIZENS TO BE HEARD

None

APPROVAL OF MINUTES of July 11, 2005

ACTION: Comm. Moylan made a motion to approve the minutes of July 11, 2005 with modifications as requested by Comm. Simons. Comm. Simons seconded. Motion carried unanimously, 7-0.
--

PUBLIC HEARINGS/GENERAL BUSINESS

1. **2004-0023/2005-0324 – Lockheed Missiles & Space Co. Inc.** [Applicant/Owner]: Application for related proposals located at **1111 Lockheed Martin Way** (near 3rd Ave) in an MP-I/MP-TOD (Moffett Park Industrial/Moffett Park TOD) Zoning District. (Negative Declaration) (APN: 110-01-025) AM **(Continue to August 8, 2005)**

- **Tentative Map** on a 206-acre site to subdivide one lot into five lots, and
- **Variance** to allow five parcels without each lot frontage on a public street.

ACTION: Comm. Moylan made a motion on item 2004-0023/2005-0324 to continue the item to August 8, 2005. Comm. Klein seconded. Motion carried unanimously, 7-0.

APPEAL OPTIONS: Item to be continued to the August 8, 2005 Planning Commission meeting.

2. **2005-0145** – Application for a Special Development Permit on a 3,692 square-foot site to allow a 183 square-foot addition to an existing house. The property is located at **392 Waverly Street** (near W. Iowa Ave) in an R-2/PD (Low-Medium Density Residential/Planned Development) Zoning District. (APN: 165-12-097) JM

ACTION: Comm. Babcock made a motion on Item 2005-0145 for Alternative 4, to deny the proposed Special Development Permit. Comm. Moylan seconded. Motion carried unanimously, 7-0.

APPEAL OPTIONS: This item is final unless there is an appeal back to the City Council no later than August 9, 2005.

3. **2005-0168** – Application for a Design Review on a 11,174 square-foot site to allow a new 4,307 square-foot two-story home where a maximum of 4,050 square feet is allowed without Planning Commission review. The property is located at **1592 Wright Avenue** (near Helena Dr) in an R-1 (Low Density Residential) Zoning District. (APN: 320-18-087) RK

ACTION: Comm. Babcock made a motion on Item 2005-0168 for Alternative 2, to approve the Design Review with modified conditions; to eliminate Condition of Approval 1.E. which reads “the floor area of the home shall not exceed 3,800 sq. ft. including the garage.” Comm. Fussell seconded. Motion carried 4-3, Comm. Klein, Comm. Moylan and Comm. Sulser dissenting.

APPEAL OPTIONS: This is appealable to the City Council no later than August 9, 2005.

4. **2005-0559** – Application for a Special Development Permit on a 4,285 square-foot site to allow a one-story addition to an existing two-story house for total lot coverage of 41% where 40% is allowed by the original Special Development Permit. The addition results in a 48% Floor Area Ratio which requires Planning Commission review. The property is located at **1385 Sydney Drive** (near Cascade Dr) in an R-2/PD (Low-Medium Density Residential/Planned Development) Zoning District. (APN: 323-09-002) RK

ACTION: Comm. Moylan made a motion on Item 2005-0559 for Alternative 1, to approve the Special Development Permit with attached conditions. Comm. Sulser seconded. Motion carried unanimously, 7-0.

APPEAL OPTIONS: This item is appealable to City Council no later than August 9, 2005.

5. **2005-0556** – **430 Toyama LLC** [Applicant] **Ivy Chi Trustee** [Owner]: Application for related proposals on a 32,000 square-foot site located at **1038 Morse Avenue** (near Toyama Dr) as the second phase of a related development in an MS/ITR/R3/PD (Industrial & Service/ Industrial to Residential/Medium Density Residential/Planned Development) Zoning District. (Negative Declaration) (APN: 110-14-085) JM

- Special Development Permit to develop 17 townhomes, and
- Tentative Map to subdivide one lot into 17 lots and one common lot.

ACTION: Comm. Simons made a motion on Item 2005-0556 for Alternative 2, to adopt the Negative Declaration and approve the Special Development Permit and Tentative Map with modified conditions; to add language to Condition of Approval (COA) C.1.E., “large species trees as appropriate for the site”; to add language to COA A.14. that the space provided from the reduction of the number of units by 1, be put towards maximizing the separation between the buildings as much as possible with the rest of the space to be added to the frontage, if needed, otherwise to be distributed as general open space; addition of COA D.6. to read, “Meet minimum accessible parking units to two.” Comm. Sulser seconded. Motion carried 4-3, Chair Hungerford, Comm. Babcock and Comm. Klein dissenting.

APPEAL OPTIONS: This is appealable to the City Council no later that August 9, 2005.

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS ORAL COMMENTS

Comm. Moylan said he will be out-of-state during the August 8, 2005 Planning Commission meeting and as per guidelines he requests that this be one of his personal excused absences.

Comm. Fussell said tomorrow, July 26, 2005, is the first Spare-the-Air day. He encouraged listeners to consider using public transportation where possible and added that the Air District is offering free morning commutes, tomorrow, from 4 a.m. to 9 a.m. He said additional information can be obtained by calling 511 or by going on-line to 511.org.

- **STAFF ORAL COMMENTS**

City Council Meeting Report

Trudi Ryan, Planning Officer, said there have been two City Council meetings since the last Planning Commission meeting.

At the **July 12, 2005** meeting there was one Planning related item. Council considered the "Walgreens site" on El Camino Real where the Planning Commission and staff had recommended approval of the project without the drive-thru pharmacy. The Council approved the project, generally, as the Commission and staff recommended.

At the **July 19, 2005** meeting there were three items related to Planning. The first item was a Study Issue item regarding Transportation Demand Management (TDM) for higher density residential projects. The Council adopted the recommendations of staff and the Planning Commission to support policies in particular areas of the City. There was discussion near the end of the Public Hearing regarding what size project these guidelines should apply to. The result of the discussion was that it would apply to projects of 20 or more units. The second item was not heard previously by the Planning Commission. It was regarding a study that the Planning staff prepared with the Sunnyvale School District on long-term planning for school facilities. The City will be providing notification to the School District on new housing units and projected housing units to assist them in their long-term planning efforts. The City will assist in identifying appropriate sites for future schools. Projections of enrollment increases indicate that one more school will eventually be needed. The Council approved the study. The third item Planning Commission also did not need to review. It was a report on the activity at the Stratford School site on the corner of Washington and Pastoria. Last summer, on appeal, Council heard this item and neighbors were concerned about potential traffic impacts. At that time Council requested a one-year follow-up report regarding school enrollment and issues that had come up during the year. Any issues that came up seemed to be addressed. A Transportation Demand Management (TDM) report was also provided.

Ms. Ryan said there have been two appeals of Planning Commission decisions filed. The first is from the South Peninsula Hebrew Day School (SPHDS). She said that SPHDS was generally pleased with the outcome, but was concerned with the limitation of 200 people for uses of the site outside of school hours. The Council meeting date has not been set for this appeal. The second appeal,

regarding the 694 Conway Road design review, is from a neighbor who is concerned about the size of the home.

Ms. Ryan said she has hired two new planners. The first, Troy Fujimoto, joined the staff today and he will attend next Planning Commission meeting. The second planner begins in August. Diana O'Dell, Senior Planner, is now on leave.

Other Staff Oral Report

INFORMATION ONLY ITEMS

Comm. Simons mentioned that applications are being accepted for Leadership Sunnyvale and there will be an informational meeting on August 10, 2005 at 5:30 p.m. at the Sunnyvale School District headquarters. More information is available on the website at www.leadershipsunnyvale.org.

ADJOURNMENT

With no further business, the Commission meeting was adjourned at 9:45 p.m.

Respectfully submitted,

Trudi Ryan
Planning Officer